LOTS 40 & 41 BLK A WOODCREST S/D
OF LOT 40, N 339.82 FT FOR POB,
TO NE COR OF LOT 40, N 58 DEG W

GUILFORD GEORGE
126 SW TARRAGON GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

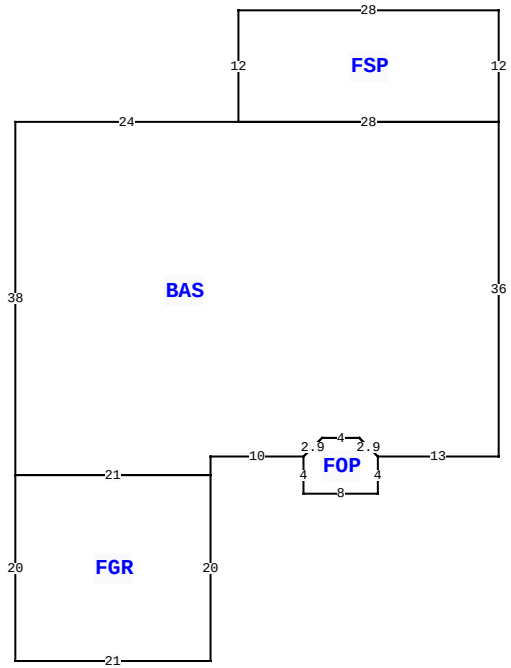
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	205,309
FGR	420	55		231	24,935
FOP	44	30		13	1,403
FSP	336	40		134	14,465
TOTALS	2,702			2,280	246,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	130.2444	145.87	332,584	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2023 Heated Area: 1902 HX Base Yr 2023



126 SW TARRAGON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		246,112
TOTAL MARKET OB/XF VALUE		2,620
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		327,482
SOH/AGL Deduction		1,998
ASSESSED VALUE		325,484
TOTAL EXEMPTION VALUE	HX HB 13	325,484
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042764	Roof Replacement	48,204	09/16/2021
15064	SFR	300	02/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/20	8/26/2021	WD	Q	I	01	280,000
GRANTOR: GARRETT MICKEY RAY						
GRANTEE: GUILFORD GEORG						
1121/1129	5/22/2007	WD	Q	I		225,500
GRANTOR: PETER W JR & HOLLY GI						
GRANTEE: MICKEY RAY & TAMARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S38 FGR= S20 E21 N20 W21$ E21 N2 E10 FOP= S4 E8 N4 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2 E13 N36 FSP= N12 W28 S12 E28$ W28$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1,480.00	UT	1.50	1.50	100	1999	1999	3	100	2,220	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1999	1999	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,620

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.13	35,000.00	39,375.00	78,750							

REVIEW DATE 01/11/2024 BY KS Total Acres: 1.68 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 11/18/2025 BY SYS